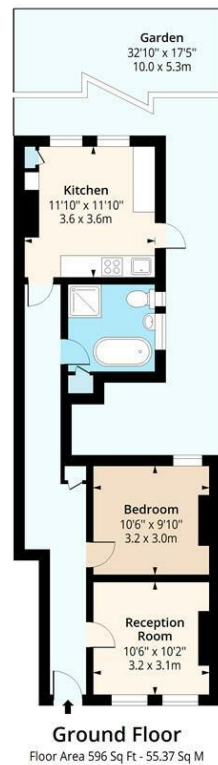
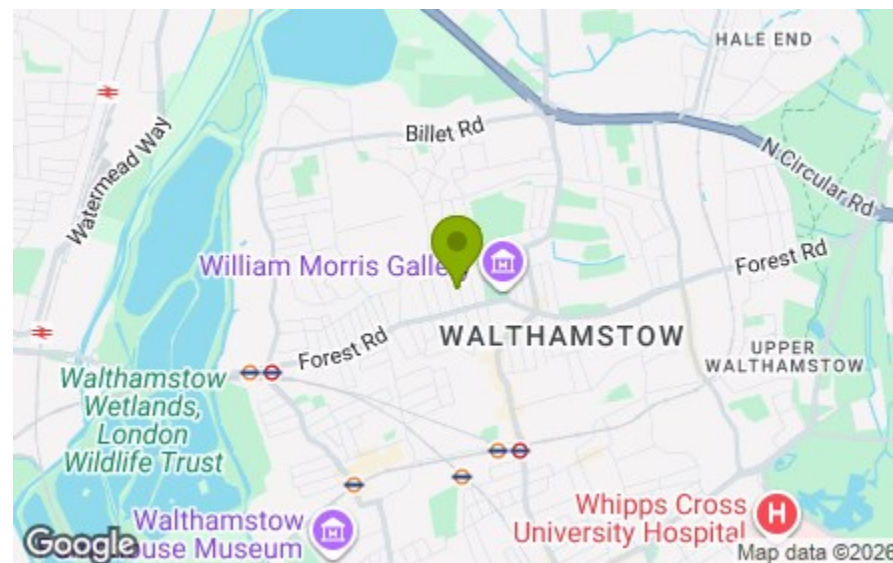


Diana Road, E17
Approx. Gross Internal Area 596 Sq Ft - 55.37 Sq M



Ground Floor
Floor Area 596 Sq Ft - 55.37 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
ipaplus.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE STOW BROTHERS

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DIANA ROAD, WALTHAMSTOW £1,650 Per Month 1 Bed Apartment - Purpose Built



Features:

- Ground Floor Warner Flat
- Neutral Decor Throughout
- Engineered Wood Effect Flooring
- Spacious Kitchen/Diner
- Separate Reception Room
- Double Bedroom
- Contemporary Bathroom
- Council Tax Band B
- Available Now

A smart and spacious one bedroom ground floor Warner apartment with shared rear garden in our sought-after Lloyd Park conservation area. Here the attractions of Hoe Street, The Village and Walthamstow Mall are all within easy reach.

Not only that, you're sat on a peaceful, tree-lined street just moments from our borough's green gem of Lloyd Park, home to cafes, courts, an outdoor gym and a range of sports clubs and classes including the ever popular Yoga Me Happy every Sunday.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

You'll step underneath that distinctive nineteenth century brick archway through your own front door and into the long corridor that runs the entire length of this flexibly laid-out property. Your lounge sits to the front and totals over 105 square feet, all bathed in natural light from twin windows, with pristine white walls and engineered hardwood running underfoot. A wonderful space waiting to be made your own.

Bedroom one's a double of ninety five square feet with a glorious garden view and more of that blonde hardwood flooring. Your bathroom's next, immaculately dressed in large format taupe tiles from floor to hip, plus the luxury of both a tub and a shower. The eat-in kitchen's a generous dual aspect space sublime in charcoal accents with a dining area straddling a twin set of windows overlooking the garden. Step out here for a lush lawn flanked by high fences for privacy, a brick barbecue and an

ivy-adorned garden shed.

A couple of minutes past the park is Bell Corner, home to a handy convergence of bus routes, cafes and supermarkets, plus one of Walthamstow's finest gourmet pubs, The Bell. Vegetarians and vegans are well-catered for here with organic and eco-friendly local institution Veg Hut ideal for stocking up on ingredients, as well as buzzing globally-inspired vegetarian cafe Buhler & Co. Our vibrant thoroughfare of Hoe Street's next, with offerings which include Yard Sale Pizza and the award-winning tarka dhal of ethical eatery Spicebox.



WHAT ELSE?

- Parents will be pleased to know there are an incredible six Ofsted rated 'Outstanding' schools nearby, with Greenleaf Primary just five minutes' walk around the corner.
- Walthamstow Central station is a fifteen minute walk to whisk you to central London in a mere fifteen minutes via the speedy Victoria line. Alternatively, cyclists can make use of the secure bike hanger just outside to join the Q2 Cycleway from The Mall and speed all the way to the City.
- Lloyd Park also hosts a thriving Saturday farmers market, great for everything from craft beer to fresh produce to artisan street food.

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